Karen Johnson Davidson County
Batch# 701643 DEEDWARR
08/20/2021 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,505.90
20210820-0112883

Name and Address of New Owner:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

Send Tax Bills To:
Opendoor Property J LLC, a Delaware limited liability company
410 N. Scottsdale Rd, Ste. 1600
Tempe, AZ 85281

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 04 0 098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kellye J. Uhles and husband, William A. Uhles, as joint tenants with the right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Opendoor Property J LLC, a Delaware limited liability company,** "the Grantee, " the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3, Block C on the Plan of Inglewood Golf Club of record in Plat Book 843, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kellye J. Rose, unmarried by Warranty Deed from Rodney Sawyer and wife, Sandra Sawyer of record in Book 9352, page 722, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 23, 1994.

Being the same property conveyed to Kellye J. Uhles and husband William A. Uhles, as joint tenants with the right of survivorship by Quitclaim Deed from Kellye J. Rose Uhles, married of record in Instrument No. 20090803-0072358 Register's Office for Davidson County, Tennessee, dated July 22, 2009 and recorded on August 03, 2009.

This improved property known as 1505 Stratford Avenue, Nashville TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2021.

Kellye J. Uhles (SEAL)

William A. Uhles (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2021, before me personally appeared Kellye J. Uhles and William A. Uhles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $407,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of August, 2021.

Notary Public
My commission expires:
File No. 2021-3011

KAELA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on August 19, 2021 (date of document).

Affiant Signature

8-19-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)